

## CHAPTER 9B

### COMMERCIAL RESORT RECREATION ZONE CR-1

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#### 9B-1. Intent and Purpose.

The purpose of this zone is to provide locations in the mountain areas of major canyon highway intersection at major recreation resort areas and adjacent to Pineview Reservoir, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.

In this role, even though the area is primarily commercial in nature, it should be compatible with the general surrounding natural environment. To this end, the general siting and architectural design of buildings and structures, the layout of parking areas and landscaping should be subject to review by the public agencies to ensure that the natural amenities and general environment are preserved to the greatest possible extent.

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#### 9B-2. Use Regulations.

1. Permitted uses. None
2. Conditional uses
  - a. Bathhouse, beauty and barber shop, Boarding House, Bed and Breakfast Inn, Bed and Breakfast Hotel 16-89
  - b. Caretaker's dwelling; one Caretaker/Manager Travel Trailer or R.V. temporary living quarters as an accessory use provided the unit is connected to a water supply and waste disposal system approved by the Weber County Health Department and with removal of the unit from the site after 180 days use in any one calendar year; commercial boat dock; condominium rental apartment (condotel) as an accessory use to a recreational resort 9-81  
8-86
  - c. Drive Inn Cafe
  - d. Giftshop; grocery
  - e. Hotel, horse rentals, horse feed store and haystack yard 3-76
  - f. Indoor recreation facilities for rental to clubs, private groups and parties and organizational groups for recreation activities but excluding public dancing
  - g. Lodge, including dining and dancing for guests; lockout sleeping room 9-81
  - h. Motel
  - h1. Nightly rental
  - i. Outfitters Base Camp 10-73B
  - j. Public Utility Substations 96-42
  - k. Residential Property Rental and Management Agency for Recreational Resort Complexes 20-90

- l. Restaurant; recreation resort complex; off-road vehicle and recreation equipment sales and service, storage and rentals; recreation oriented clubs including boat, beach, horse, snowmobile, trail riding, golf and country clubs; commercial campgrounds and picnic areas meeting the requirements of the Forest Campground Ordinance of Weber County 10-73B
  - m. Swimming Pools, public and private; service stations including furnace oil and farm diesel oil sales; ski resorts, ski schools, ski lodge; safari headquarters
  - n. Signs, same as Commercial Zone C-1 except as follows:
    - 1) no business sign shall exceed one hundred (100) square feet in area and the combined total area of business signs for each separate use shall not exceed one hundred fifty (150) square feet
    - 2) business signs may be located within the front yard or within the setback required on State or Federal Highways or parkways but not closer than Twenty (20) feet to the front property line. Signs attached to a building may project into the front yard, but not closer than twenty (20) feet to the front property line and not less than ten (10) feet above the ground
  - o. Accessory uses to the above
  - p. Time sharing building 9-81
  - q. Planned Residential Unit Development as part of a Recreation Resort Complex as herein defined 7-94
  - r. Subdivision, where part of a P.R.U.D. in a Recreation Resort Complex as defined herein 7-94
  - s. Vendor, Short Term - see definition under Chapter 1-6 95-19
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**9B-3. Minimum Lot Area, Width and Yard Regulations.**

<u>Area:</u>	Same as Forestry Zone R-3F for dwelling units and one (1) acre minimum for all other uses except where an increase is required by the County Board of Health to satisfy sanitary sewage disposal requirements	
<u>Width:</u>	150 feet minimum frontage	
<u>Yard Front:</u>	30 ft. on streets of less than 80 ft. in width; 50 ft. on streets and highways of 80 ft. or more in width	2-89
<u>Yard Side:</u>	20 feet minimum	14-84
<u>Yard Rear:</u>	20 feet, except 50 feet to the high water line of any lake, reservoir or stream as established by the Bureau of Reclamation or the public agency having jurisdiction of such lake, reservoir or stream	
<u>Bldg. Height:</u>	Maximum Height - 35 feet	2001-21

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